



Mary Street, Blaydon, Tyne And Wear, NE21 4PZ

***CHAIN FREE *** This lovely two bedroom stone terrace is situated within easy access of local shops, amenities and transport link and a viewing is highly recommended. The property comprises of entrance hallway, lounge, kitchen and bathroom to the ground floor. To the first floor are two spacious bedrooms, the master having built in storage and an en-suite shower room W/C. Externally there is a yard to the rear with parking available on street. EPC Rating D.

CHAIN FREE

Two bedroom Stone Terrace

En-Suite Shower Room

Close To Blaydon & Local Amenities

Viewing Recommended

EPC Rating D

£109,950

Lounge 16' 6" x 13' 7" (5.03m x 4.14m) max
Built in cupboard.

Kitchen 8' 1" x 7' 10" (2.47m x 2.38m)
Fitted with a range of wall and base units, integrated oven/hob, space for freestanding appliances (not included).

Bathroom 8' 0" x 5' 1" (2.45m x 1.55m)
Bath, wash basin, W/C.

Bedroom 1 16' 7" x 14' 9" (5.06m x 4.49m) max
Ample built in storage. En-suite shower room.

En-suite 5' 2" x 4' 6" (1.57m x 1.38m)
Shower cubicle, wash basin, W/C.

Bedroom 2 17' 3" x 8' 1" (5.27m x 2.47m)
Gas fired combi boiler in cupboard.

Externally
Yard to rear. Parking available on street. Easy access to local shops, amenities and transport links.

Additional information
This is a freehold property. Council tax band A. EPC Rating D.

Important Note To Purchasers
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.



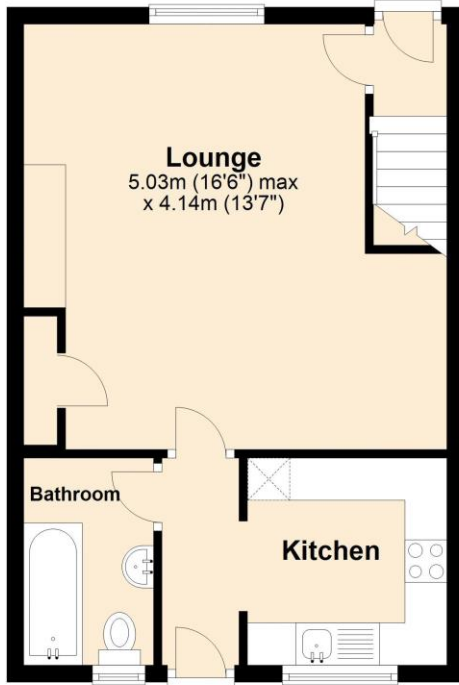
EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan

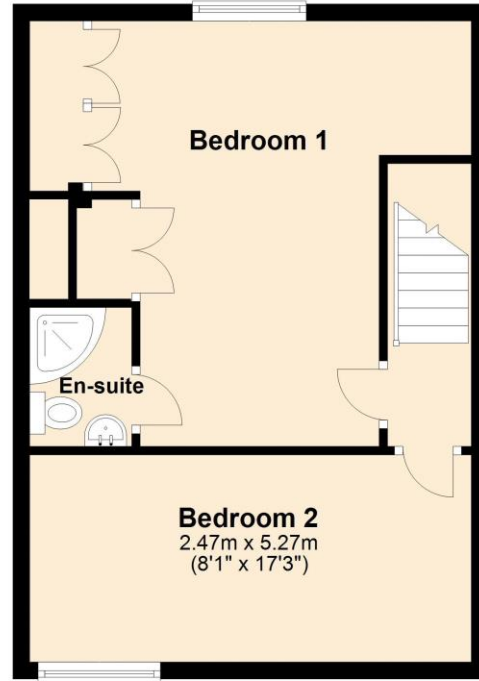
Ground Floor

Approx. 38.1 sq. metres (410.0 sq. feet)



First Floor

Approx. 39.9 sq. metres (428.9 sq. feet)



Total area: approx. 77.9 sq. metres (838.9 sq. feet)

For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

WE WIN AWARDS year-after-year and are currently ranked in the top 5% for lettings in the country!

Lorraine Valuer & Negotiator

Emma Owner & Managing Director

Laura
Sales & Lettings Negotiator

Brooke
Lettings
Co-ordinator

Louise
Sales & Lettings Negotiator



facebook

PRS
Property
Residence
Scheme

rightmove

OnTheMarket.com

Zoopla.co.uk

PrimeLocation.com

firstmortgage.co.uk

